

Montgomery County, Maryland  
Disclosure of Availability of Property Tax Credits for Accessibility Improvements

Buyer Notice – Prior to Purchasing New Single Family Residential Property

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(Property Address)

A real property tax credit for this property may be available to the buyer for the cost of installing accessibility features or the cost of Level I or Level II accessibility standards to the property as defined in Montgomery County Code 52-18U(a).

Types of Improvement for Which Credits are Available

A permanent modification to a residence that results in:

1. A no-step front door entrance with a threshold that does not exceed ½ inch in depth with tapered advance and return surfaces or, if a no-step front entrance is not feasible, a no-step entrance to another part of the residence that provides access to the main living space of the residence;
2. An installed ramp creating a no-step entrance;
3. An interior doorway that provides a 32-inch wide or wider clearing opening;
4. An exterior doorway that provides a 36-inch wide or wider clear opening, but only if accompanied by exterior lighting that is either controlled from inside the residence, automatically controlled, or continuously on;
5. Walls around a toilet, tub, or shower reinforced to allow for the proper installation of grab bars with grab bars installed in accordance with the Americans with Disabilities Act Standards for Accessible Design;
6. Maneuvering space of at least 30 inches by 48 inches in a bathroom or kitchen so that a person using a mobility aid may enter the room, open and close the door, and operate each fixture or appliance;
7. An exterior or interior elevator or lift or stair glide unit;
8. An accessibility-enhanced bathroom, including a walk-in or roll-in shower or tub; or
9. An alarm, appliance, and control structurally integrated into the unit designed to assist an individual with a sensory disability.
10. Level I Accessibility Standard – means a permanent addition to a single family residence that include at least one no-step entrance located at any entry door to the house that is connected to an accessible route to a place to visit on the entry level, a useable powder room or bathroom, and a 32 inch nominal clear width interior door as further defined and described in Section 52-18U of the County Code.
11. Level II Accessibility Standard – means permanent additions to a single family residence that provide all of the Level I Accessibility Standards plus an accessible circulation path that connects the accessible entrance to an accessible kitchen, a full bath, and at least one accessible bedroom as further defined and described in Section 52-18U of the County Code.

Amount of Credit Estimated for Proposed Circled Improvements \_\_\_\_\_

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Buyer's Initials/Signature

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Seller's Initials/Signature